

APPENDIX D

PLAN UPDATE AND AMENDMENT PROCESS

While the *La Jolla Community Plan* sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to carry out the proposals of the plan and public hearings for these rezones will be held in conjunction with hearings for this plan. Should the land use recommendations in the plan necessitate future rezonings, subsequent public hearings would be held as necessary so that future development is consistent with plan proposals.

This plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in environmental, social or economic conditions, the plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting plan policies and recommendations into effect. Review is the process of monitoring the community and recommending changes to the plan as conditions in the community change. Actions for implementation are provided in the plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The La Jolla Community Planning Association as well as other private citizen organizations, will provide the continuity needed for an effective implementation program.

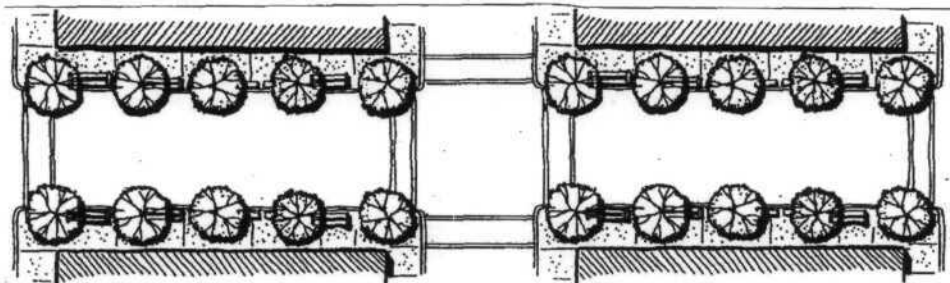
APPENDIX E

STREETSCAPE GUIDELINES

The physical elements found in a streetscape all serve a purpose; one finds benches, newsstands, trash containers, street lamps, post boxes, and trees. Street trees serve a particular function, both quantitative and aesthetic. The functional benefits for including trees along a street are to reduce the heat gain effect of paving, provide fresh air, shade pedestrians, provide clarity and unity in the streetscape. Trees with wide canopies do this best. The aesthetic benefits of street trees provide a unifying element, linearity, and provide continuity to the visual character of the street.

The streetscape in the village area is perceived from the pedestrian's view, either from walking or driving down the street. In order to provide a unifying element, street trees, street furniture and landscaping should be designed and implemented with the whole view of the streetscape in mind, not project by project. In reality though, the implementation of a streetscape program is often by individual project. The following terms relate to the choice of street trees and the perception of the streetscape:

Major Tree Species -These are species of trees that form the dominant character of the street. Although there may be other minor plants along a street, these do not form the dominant visual element. It is the dominant species that typifies the character of the street. New tree plantings should use this species to unify the street or, when not possible due to site conditions, the alternate tree or accent tree should be used.



Alternate Species -These are species of trees that are considered appropriate for the site, due to view corridors, orientation of the street to views, micro-climate conditions, or slopes. New planting should use these species when conditions for the major tree species cannot be achieved, or when there is a need to separate the dominant species for disease prevention purposes.

Accent Tree -This choice of tree is a flowering tree that may be used on the street to compliment the major tree theme while allowing for an appropriate variety.

The following guidelines establish the streetscape street tree theme for the public right-of-way for the length of the street noted. Designated street furniture on all these streets includes the seashell and seahorse style metal benches; and lamps, similar to those manufactured by Western Lighting Standards, 18060 Mt. Washington, Fountain Valley, CA 92078.

La Jolla Village Street Tree Plan - Tree List

Street	Major Tree Theme	Alternate Tree	Accent (flowering)
Ⓒ Coast Boulevard	Washingtonia robusta (Mexican Fan Palm)	Arecastrum romanzoffianum (Queen Palm)	Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓔ Eads Avenue	Magnolia grandiflora (Majestic Beauty & other approved varieties)	Eucalyptus ficifolia (Red-flowering Gum)	Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓕ Fay Avenue (from Prospect St. to Pearl St.)	Podocarpus gracilior (Fern Pine) Washingtonia robusta (Mexican Fan Palm)	Quercus ilex (Cork Oak) Eucalyptus species*	Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓖ Girard Avenue (see map for location)	Archontophoenix romanzoffianum (Queen Palm) Podocarpus gracilior (Fern Pine) Washingtonia robusta (Mexican Fan Palm)	Eucalyptus species*	Brahea edulis (Gudalupe Fan Palm) Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓗ Herschel Avenue (from Prospect St. to Torrey Pines)	Magnolia grandiflora (Majestic Beauty & other approved varieties)	Eucalyptus ficifolia (Red-flowering Gum)	Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓘ Ivanhoe Avenue (from Prospect St. to Torrey Pines)	Podocarpus gracilior (Fern Pine)	Quercus ilex (Cork Oak) Eucalyptus species*	Cassia leptophylla (Gold Medallion) Spathodea campanulata (African Tulip Tree)
Ⓚ Kline (from Draper St. to Ivanhoe Ave.)	Ulmus parifolia (Chinese Elm)	Metrocideros excelsa (New Zealand Christmas)	Bauhinia blakeana (Orchid Tree)
Ⓟ Pearl Street (from La Jolla Blvd. to Herschel Ave.)	Archontophoenix romanzoffianum (Queen Palm) Jacaranda mimosifolia (Jacaranda)	Metrocideros excelsa (New Zealand Christmas Tree)	Bauhinia blakeana (Orchid Tree)
Ⓟ Prospect Street (from Cave St. to Draper St.)	Archontophoenix romanzoffianum (Queen Palm) Washingtonia robusta (Mexican Fan Palm)	Ficus species (in boxes)*	Koelreuteria bipinnata (Chinese Flame Tree)
Ⓟ Prospect Street (from Draper St. to La Jolla Blvd.)	Palm species* (Date & Washington Palm)	—————	Koelreuteria bipinnata (Chinese Flame Tree)
Ⓢ Silverado Street	Ulmus Parifolia (Chinese Elm)	Metrocideros excelsa (New Zealand Christmas Tree)	Bauhinia blakeana (Orchid Tree)
Ⓦ Wall Street (from Girard St. to Ivanhoe Ave.)	Podocarpus gracilior Eucalyptus species*	Metrocideros excelsa (New Zealand Christmas Tree)	Bauhinia blakeana (Orchid Tree)

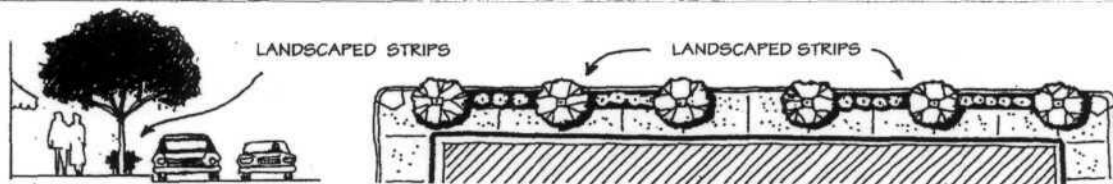
*Special installation conditions/techniques may be required by Development Services and Park & Recreation Departments.

In addition to giving the streetscape a unified character through the landscaping, the street furniture should also be coordinated.

General Guidelines for Village Area

Pedestrian Movement

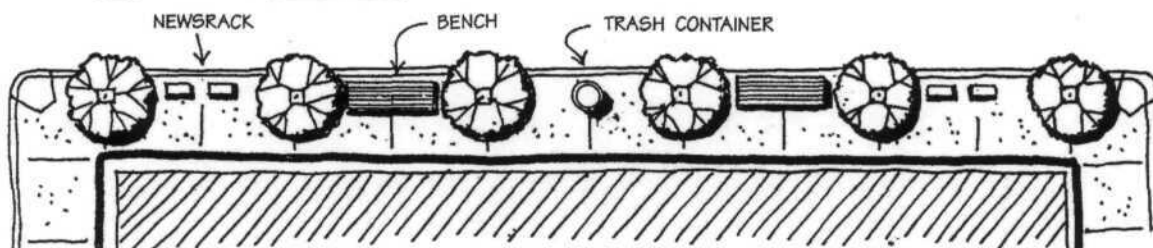
- Separate sidewalks from the street by using landscape strips to buffer pedestrians from the vehicles.



- Encroachment on pedestrian walkways should not be granted routinely.
- Identify with signage narrow and underutilized public walkways that are located between commercial structures in order to increase pedestrian use of these paths, particularly those paths that connect Prospect Street with Coast Walk along Ellen B. Scripps Park.
- Minimize the need for curb cuts across the sidewalk in order to reduce potential conflicts between pedestrian and vehicle. Where such conflicts exist, the visual continuity of the pedestrian pathway can be maintained by continuing the pavement pattern across the driveway.

Street Furniture

- Street furniture should be organized along a street to complement the activities and pedestrian flows and should not be obstructive to pedestrian paths. Street furniture should also be grouped between street trees and not hinder the rhythm of tree planting. Well placed, these elements complement the overall character.



- Arrange sidewalk benches parallel to the street, facing the shops. Benches should be located adjacent to the curb, leaving 8 feet for the pedestrian path.
- Retail signs should fit into the overall scale of the street and not be overbearing, loud or overstated. Posters in windows should be equally sensitive to the scale of the street.

- Light standards should be uniform and designed to be unobtrusive. Bollard-type lighting is suitable for narrow pedestrian pathways between structures.

Alley

- Alleys and lanes are important thoroughfares in the village. However, they should not look like streets, but should have their own character. Alleys are narrower than streets, generally having only twenty feet of right-of-way. Many sections throughout the village have only this much, while some have included additional setbacks for parking ease. More than this is unnecessary. The special character that alleys afford in the village is an intimate scale for pedestrians. These areas should be encouraged to develop with commercial frontages, residential entrances and continue to serve as the primary parking for many parcels. They should not have the same landscaping requirements that the street fronts have.

Vehicle and Pedestrian

- Torrey Pines Road, Pearl Street and La Jolla Boulevard, from Prospect Place to Turquoise Street present an obstacle to pedestrian movement. In order to increase pedestrian activity along these streets, enforce the speed of traffic particularly along La Jolla Boulevard and Torrey Pines Road. Install crosswalks at key intersections along this thoroughfare, thereby encouraging pedestrian movement from one side of the street to the other.

Girard Avenue and Prospect Street

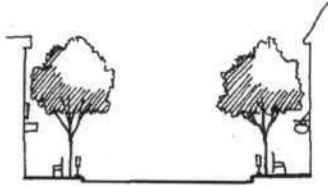
- The retail district along Girard Avenue between Prospect and Genter is conducive to pedestrian use. Maintain the pedestrian scale and retail continuity along this street. Long uninterrupted walls (20 feet or longer) are not conducive to pedestrian continuity and should be enhanced either with landscaping, benches and/or windows through to the interiors of these commercial spaces to animate the space and draw pedestrians into these spaces.

Wall Street

- The importance of Wall Street in the pedestrian circulation of the village should be maintained. Existing specimen street trees in front of the Post Office and the Atheneum should be maintained and replaced when necessary.

Fay Avenue

- Commercial redevelopment should provide mid-block pedestrian linkage at the Girard and Torrey Pines intersection west through to Fay Avenue as noted on the map, preserving the existing pedestrian right-of-way easement. Commercial development should provide parking accessing from the alley.



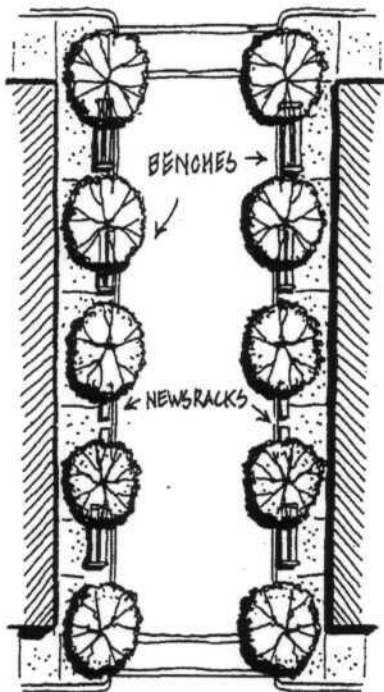
THIS IS PREFERRED

STREET TREES WITH WIDE
CANOPY PROVIDE SHADING
AND FRAME THE STREET

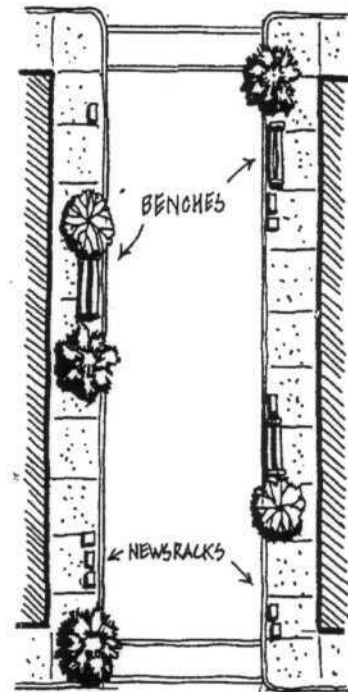


TO THIS

RANDOMLY PLACED LANDSCAPING
AND STREET FURNITURE ADDS
TO A CHAOTIC IMAGE











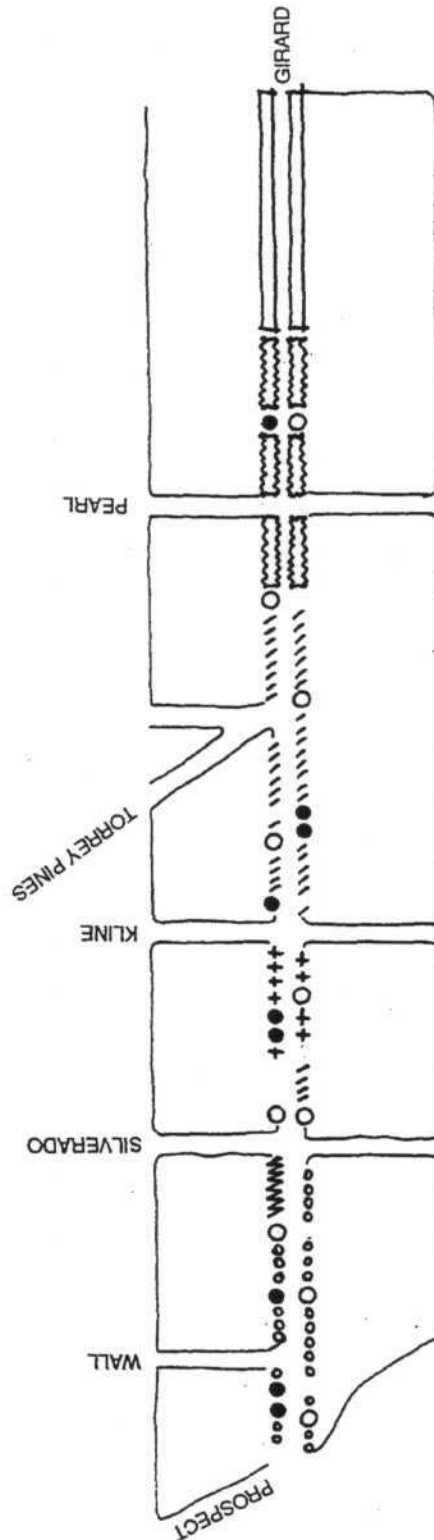
UNIFORM LANDSCAPING
PROVIDES RHYTHM



NON UNIFORM LANDSCAPING
BREAKS RHYTHM



LEGEND		Arecastrum romanzoffianum QUEEN PALM		Phoenix canariensis CANARY ISLAND DATE PALM
		Brahea edulis GUADALUPE FAN PALM		Podocarpus gracilior FERN PINE
		(EXISTING) Eucalyptus globulus BLUE GUM		Spathodea campanulata AFRICAN TULIP TREE
		(REPLACEMENT FOR EXISTING BLUE GUM) Eucalyptus species (City approval necessary)		Washingtonia robusta MEXICAN FAN PALM

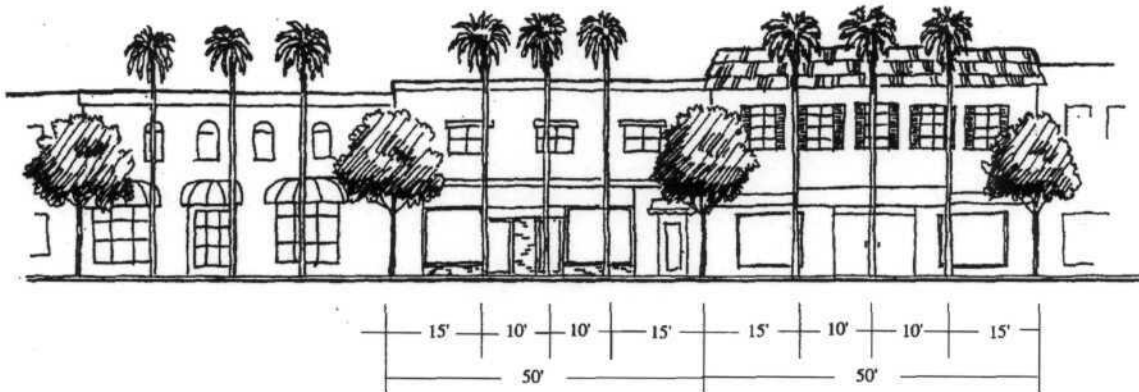
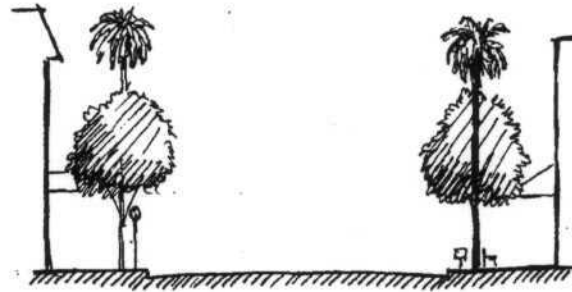


La Jolla Village Street Tree Plan - Girard Avenue



La Jolla Community Plan
City of San Diego • Planning Department

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Girard Avenue Street Tree Plan



La Jolla Community Plan
City of San Diego • Planning Department

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Residential Street Tree Districts

A Residential Street Tree District Plan has been developed to maintain, enhance, and establish streetscape concepts for residential areas which foster individual characteristics which supplement the overall community concept. These districts consider the unique environment, ocean front, (first exposure) middle ground (higher elevation) and hillside (viewshed).

Streetscapes for residential streets should be characterized by the following:

- Unifying landscaping pattern along the curbside or in the public right-of-way, including street tree type and location;
- a common pattern of front setbacks;
- garage access from the alleyway rather than along the street front whenever possible;
- street width and contour.

Community Corridors

The community corridor street tree plan is included to enhance and establish individualized streetscape concepts for other major thoroughfares in the community. These streetscapes act as linear gateways to the community and contain some significant commercial areas. These streets include La Jolla Boulevard, Torrey Pines Road, Ardath Road, Nautilus, Soledad Mountain Road, etc.

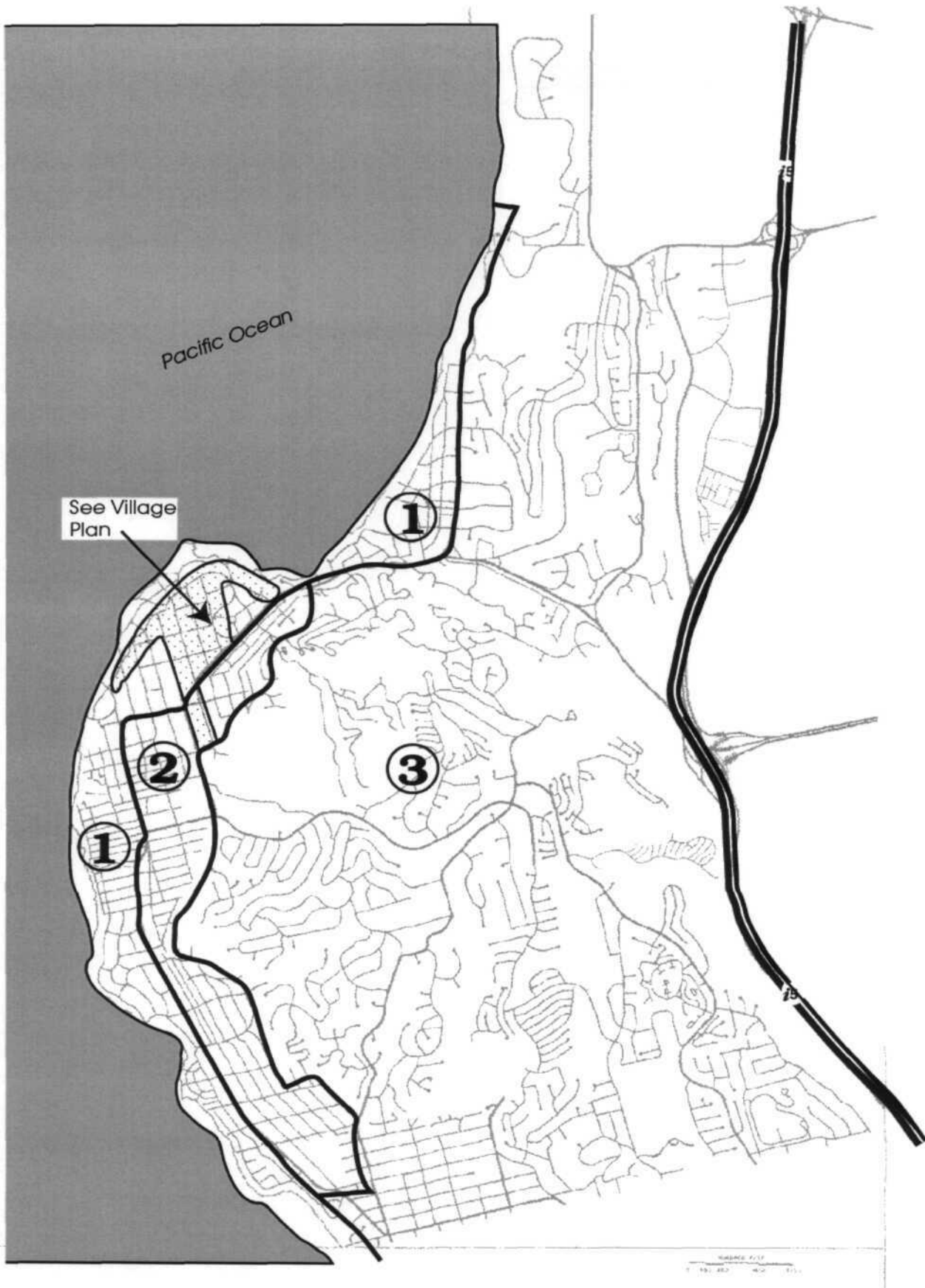
In addition to giving the streetscape a unified character through the landscaping, the street furniture should also be coordinated.

La Jolla Residential Street Tree Districts -Tree List

District Street Trees	Tree Districts			*	Comments
	1	2	3		
Archontophoenix cunninghamiana (King Palm)	•	•	•		
Arecastrum romanzoffianum (Queen Palm)	•	•	•		
Bauhinia blakeana (Orchid Tree)	•	•			
Cassia leptophylla (Gold Medallion)	•	•			
Ceratonia siliqua (Carob)			•	*	
Eucalyptus ficifolia (Red-flowering Gum)		•	•		
Eucalyptus nicholii (Nichols's Willow)		•	•	*	
Eucalyptus sideroxylon (Red and Pink Ironbark)		•	•	*	
Eucalyptus torquata (Coral Gum)		•	•	*	
Ginkgo biloba (Maidenhair Tree)		•	•		
Jacaranda mimosi/olia (Jacaranda)	•	•	•		
Koelreuteria bipinala (Chinese Flame Tree)		•			
Liquidambar styraciflua (Liquidambar)		•	•		
Magnolia grandiflora (Majestic Beauty and other approved varieties)		•	•	*	
Melaleuca quinquenervia (Cajeput Tree)	•	•	•		
Metrosideros excelsus (New Zealand Christmas Tree)	•	•			
Olea europaea (Olive Tree -fruitless species only)			•	*	
Palm Species	•	•	•	*	
Pinus canariensis (Canary Island Pine)		•	•		
Pinus torreyana (Torrey Pine)		•	•	*	
Pittosporum undulatum (Victorian Box)			•		
Platanus acerifolia (London Plane Tree)		•	•		
Podocarpus gracilior (Fern Pine)		•			
Quercus ilex (Holly Oak)		•	•		
Quercus suber (Cork Oak)		•	•		
Rhus lancea (African Sumac)		•	•		
Spathodea campanulata (African Tulip Tree)		•	•		
Tabebuia avellanedae (Trumpet Tree)	•	•			
Tipuana tipu (Tipu Tree)		•	•		
Tristania conferla (Brisbane Box)	•	•	•		
Ulmus parvifolia (Chinese Elm)		•	•		
Umbellularia californica (California Bay)			•		
Washingtonia robusta (Mexican Fan Palm)	•	•			

* Special installation conditions/techniques may be required by Development Services and Park & Recreation Departments.

NOTE: Existing "Significant Trees" (specimens) should be retained and protected (including modifying adjacent pavement) and replaced if no other possible alternative exists.



Residential Street Tree Districts



La Jolla Community Plan
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La Jolla Community Corridor Street Tree Plan - Tree List

Major Thoroughfares	Major Tree Theme	Alternate Tree
Ardath	Phoenix Canary ansis (Canary Island Date Palm) *	Pinus torreyana (Torrey Pine - medians only)*
Fanuel/Cardena	Pine species* Eucalyptus species* Magnolia grandiflora (Majestic Beauty)*	Palm species*
Fay (south of Pearl)	Podocarpus gracilior (Fern Pine) Quercus suber (Cork Oak)	Arecastrum romanzoffianum (Queen Palm) Eucalyptus species*
Gilman	Pinus torreyana (Torrey Pine)* Platanus acerifolia (London Plane Tree)	Palm species* Eucalyptus species*
Hidden Valley Road	Cassia leptophylla (Gold Medallion)	Jacaranda mimosifolia (Jacaranda)
La Jolla Scenic	Pinus torreyana (Torrey Pine)*	Pinus Pinea (Italian Stone Pines)
La Jolla Shores Drive (south of Scripps)	Pinus Pinea (Italian Stone Pine) Washington robusta (Mexican Fan Palm)	Magnolia grandiflora (Majestic Beauty)*
La Jolla Shores Drive (north of Scripps)	Eucalyptus species*	---
La Jolla Boulevard	Pinus Pinea (Italian Stone Pines - residential only) Washington robusta (Mexican Fan Palm)	Jacaranda mimosifolia (Jacaranda)
La Jolla Mesa Drive	Casia leptophylla (Gold Medallion) Pinus canarieansis (Canary Island Pine)	Eucalyptus species* Liquidambar styraciflua (Liquidambar) Palm species*
Nautilus	Pinus torreyana (Torrey Pine -east of Muirlands)* Arecastrum romanzoffianum (Queen Palm - west of Muirlands)	Pine species (east of Muirlands)*
Soledad Mt. Road	Podocarpus gracilior (Fern Pine)	Jacarandamimosifolia (Jacaranda) Pinus torreyana (Torrey Pine - in medians)*
Torrey Pines Road	Arecastrum romanzoffianum (Queen Palm) Washington robusta (Mexican Fan Palm)	Eucalyptus species* Pinus torreyana (Torrey Pine - in medians)*
Via Capri	Casia leptophylla (Gold Medallion) Palm species*	Jacaranda mimosifolia (Jacaranda) Metrosideros excelsus (New Zealand Christmas Tree) Pine species*
Villa La Jolla	Platanus acerifolia (London Plane Tree)	Eucalyptus species* Palm species*

* Special installation conditions/techniques may be required by Development Services and Park & Recreation Departments.

NOTE: Existing "Significant Trees" (specimens) should be retained and protected (including modifying adjacent pavement) and replaced if no other possible alternative exists.

La Jolla Community Street Tree Plan - General Notes

1. Size of street trees to be per citywide landscape regulations and standards (calculated by street frontage of each property and in no case less than a twenty four inch box) or unless otherwise noted in applicable Planned District Ordinances.
2. Palms should be a minimum of 8 feet (brown trunk) in height.
Vines - (*Wisteria Sinensis*) may be used in conjunction with Palm Trees with approval of Development Services Director.
3. Tree grates should be American Disabilities Act approved where necessary to provide required clear path.
4. Flexibility of tree placement to facilitate commercial visibility may be approved by the Development Services Director.
5. Pruning of trees should comply with the standards of the National Arborist Association according to Class I Fine Pruning.
6. All plant material should be installed per the standards of the applicable landscape regulations and standards.
7. On all streets where R.O.W. is less than 10 feet, street trees may be located on private property.
8. All species of eucalyptus, pines, palms, etc. not specifically identified require approval of Development Services, and Park and Recreation Departments.
9. Community Corridor - Commercial corridors may utilize the following:
Small trees/tree form shrubs, vertical accent, tropical or flowering at rear of R.O.W. or on private property (where R.O.W. is less than 10 feet).

APPENDIX F

POPULATION-BASED PARKS AND OPEN SPACE

Population-Based Park Inventory

The City's General Plan addresses population-based parks, which include community, neighborhood, resource-based and other (such as mini or pocket) parks. These parks and open space are administered and maintained by the Park and Recreation Department unless otherwise noted. The following facilities comprise the City's inventory of these population-based parks:

<u>Population-Based Parks/Joint Use Leases</u>	<u>Total Acres</u>	<u>Useable Acres</u>
Bird Rock Elementary (Joint-Use)	1.50	1.50
*Bird Rock Park	0.95	0.76
School Adj.Credit	5.00	5.00
*Cliffridge Park	10.90	10.07
School Adj.Credit	5.00	5.00
Decatur Elementary (Joint-Use)	1.12	1.12
Serves as Neighborhood Park		
*Ellen Browning Scripps Park	5.60	3.80
Serves as Neighborhood Park		
*Kellogg Park	9.12	9.12
*La Jolla Athletic Area (Allen Field)	6.41	5.75
*La Jolla Community Park	3.83	3.43
School Adj.Credit	7.00	7.00
La Jolla Elementary (Joint-Use)	2.31	2.31
Serves as Neighborhood Park		
La Jolla High School (Joint-Use)	0.90	0.50
*Laureate (Mata) Mini-Park	0.81	0.81
*Starkey Mini-Park	1.31	1.00
Torrey Pines Elementary (Joint-Use)	2.50	2.50
Union Place Circle	0.10	0.10
*Via del Norte Mini-Park	0.39	0.25
	64.75	60.02

Resource-Based Parks (R) and Public Open Space (O/S)

	<u>Total Acres</u>
*Calumet Park (R)	0.70
Charlotte Park (R)	0.15
Coast Boulevard Park (R)	4.55
*Ellen Browning Scripps (R)	1.80
*Hermosa Terrace Park (R)	0.92
*La Jolla Heights Natural Park (O/S)	42.64
*La Jolla Hermosa Park (R)	0.32
*La Jolla Shores Beach (R)	6.30
*La Jolla Strand Park (R)	0.90
Ludington Heights Park # 1 (O/S)	0.04
Ludington Heights Park # 2 (O/S)	0.05
Marine Street Beach (Jones Beach & Whispering Sands Beach)	1.04
*Mount Soledad Natural Park (O/S)	277.10
*Nicholson's Point Park (R)	1.04
*Pottery Canyon Park (O/S)	18.28
*San Diego-La Jolla Underwater Park (R)	5,977.00
*Soledad Open Space Park (O/S)	10.05
*Torrey Pines City Park (R)	12.39
*Tourmaline Surfing Park (R) (La Jolla share)	4.41
*Windansea Park (R)	2.93
	6,362.61

Not included in the inventory above

Administered and maintained by the Transportation Department: Fay Avenue Right-of-way.

* - Dedicated by Charter Section 55 of the San Diego Land Development Code